HOUSING MARKET INFORMATION

# HOUSING NOW TABLES
## Thunder Bay CMA

Date Released: First Quarter 2017

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Canada

CMHC SCHL

## Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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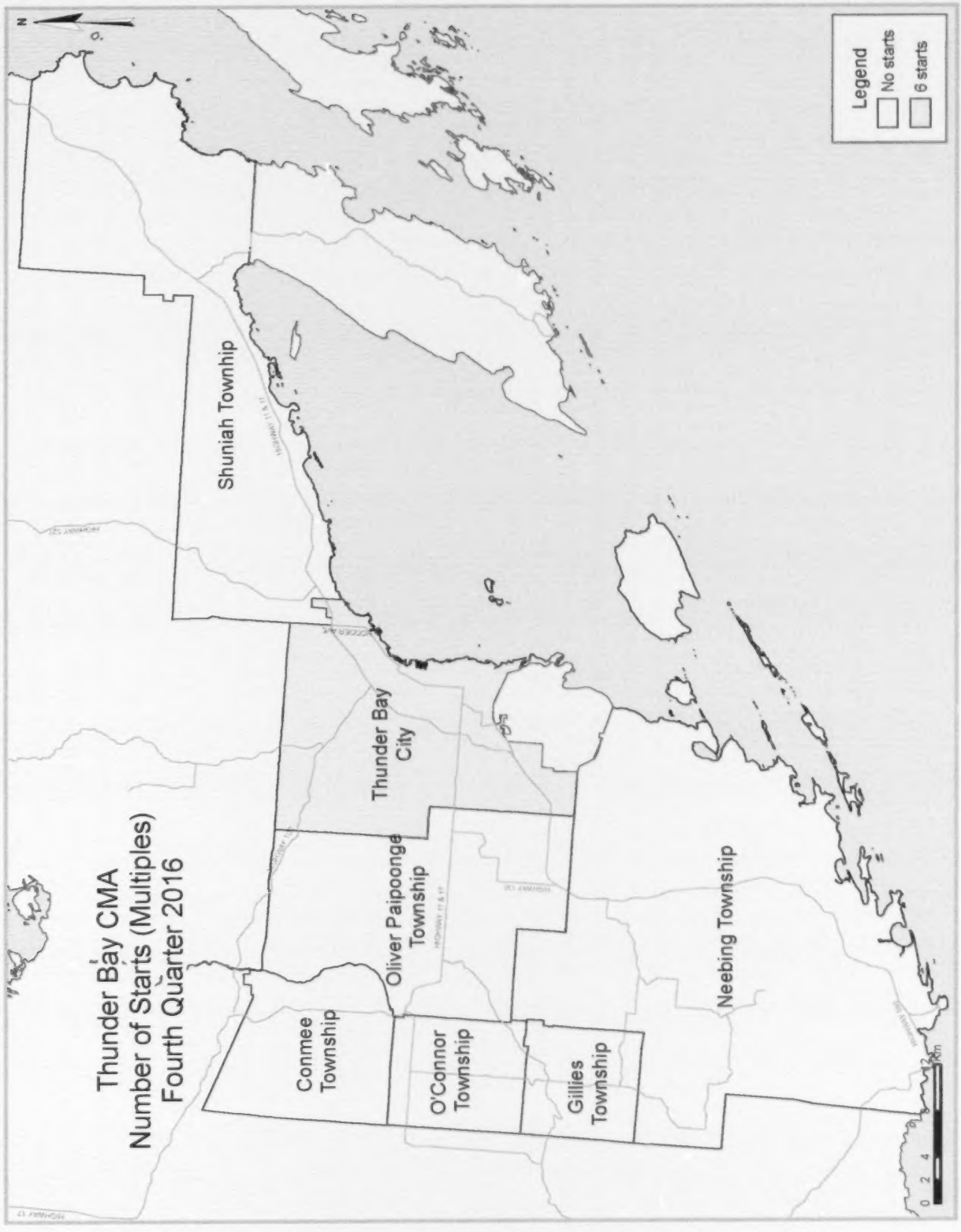
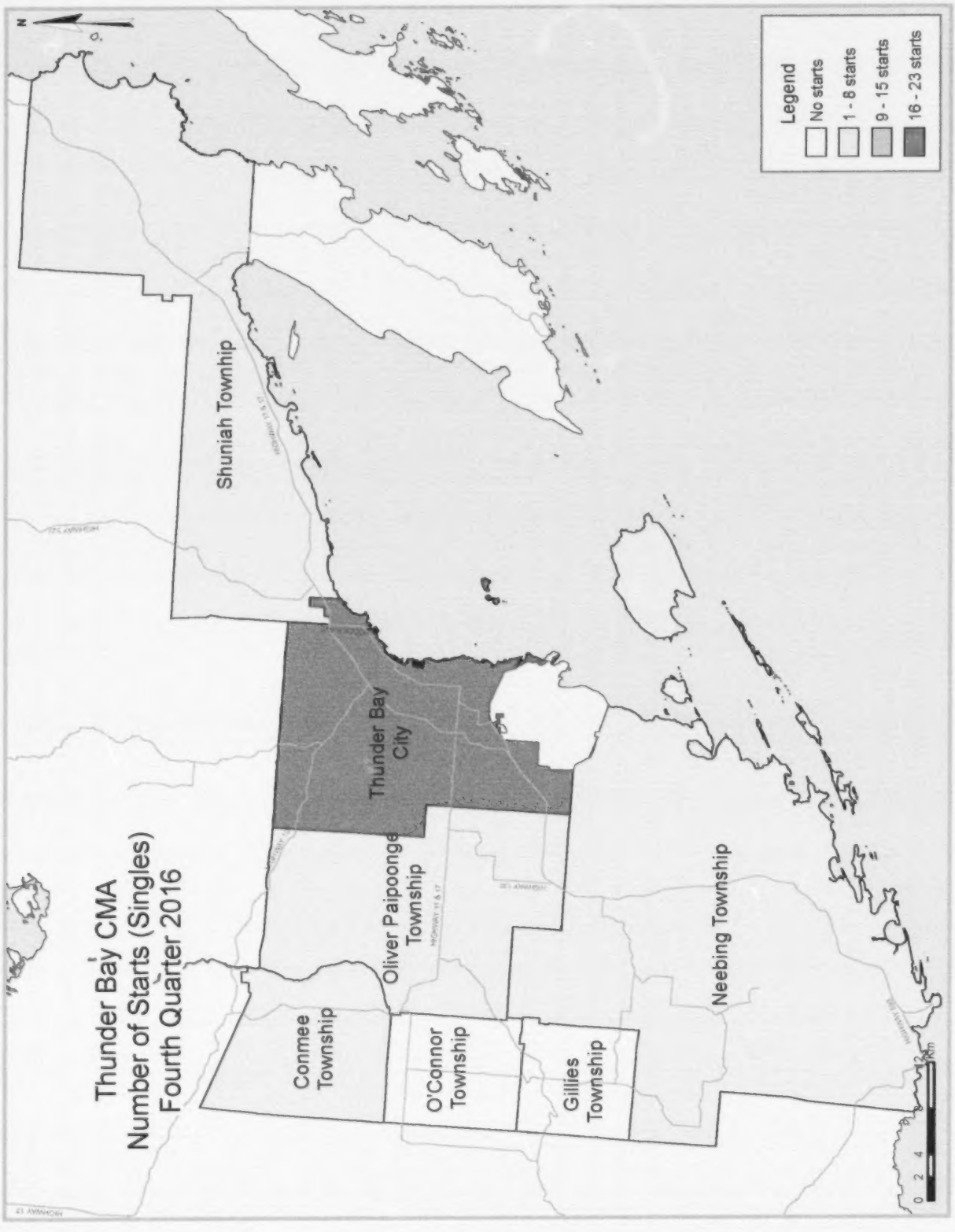
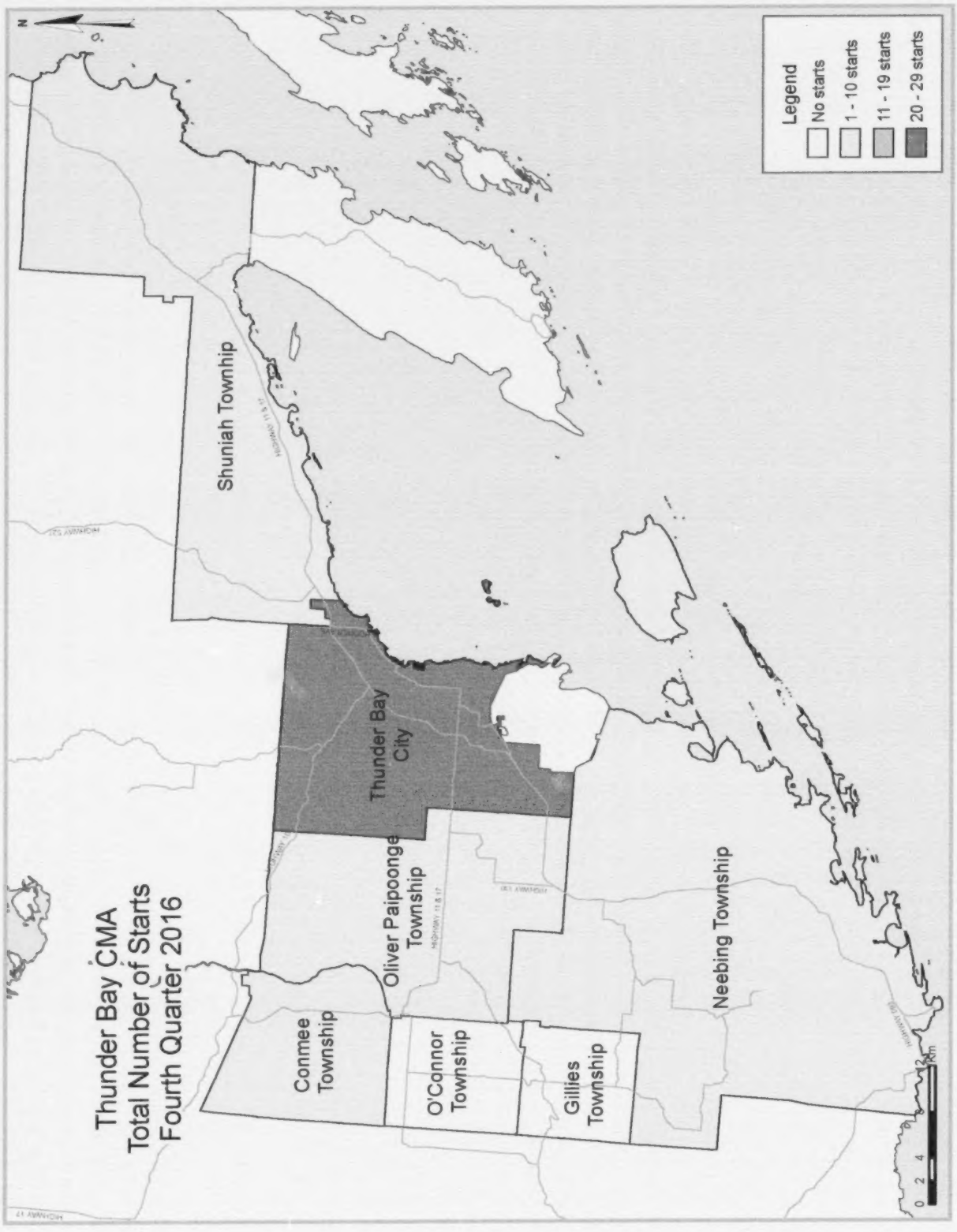
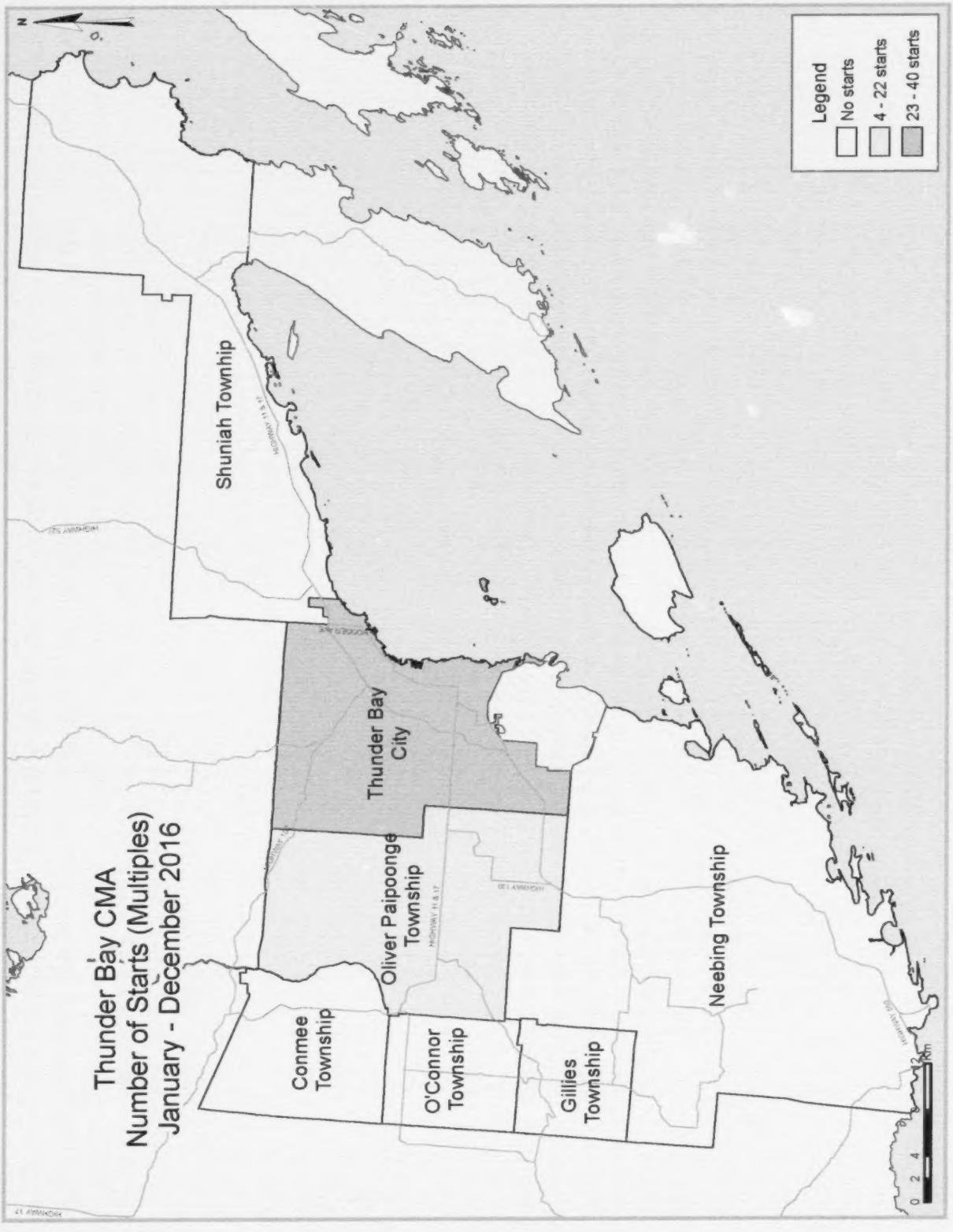
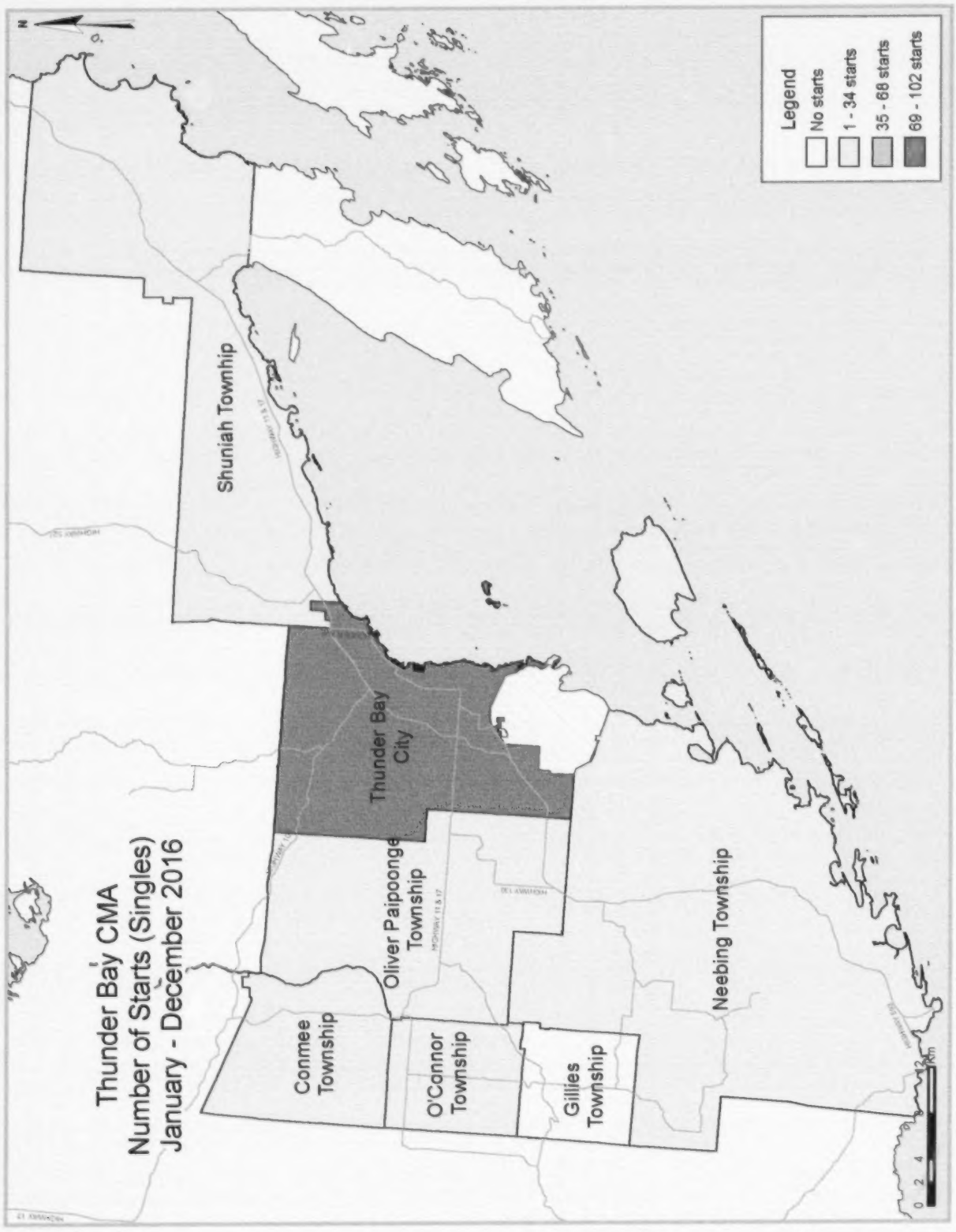
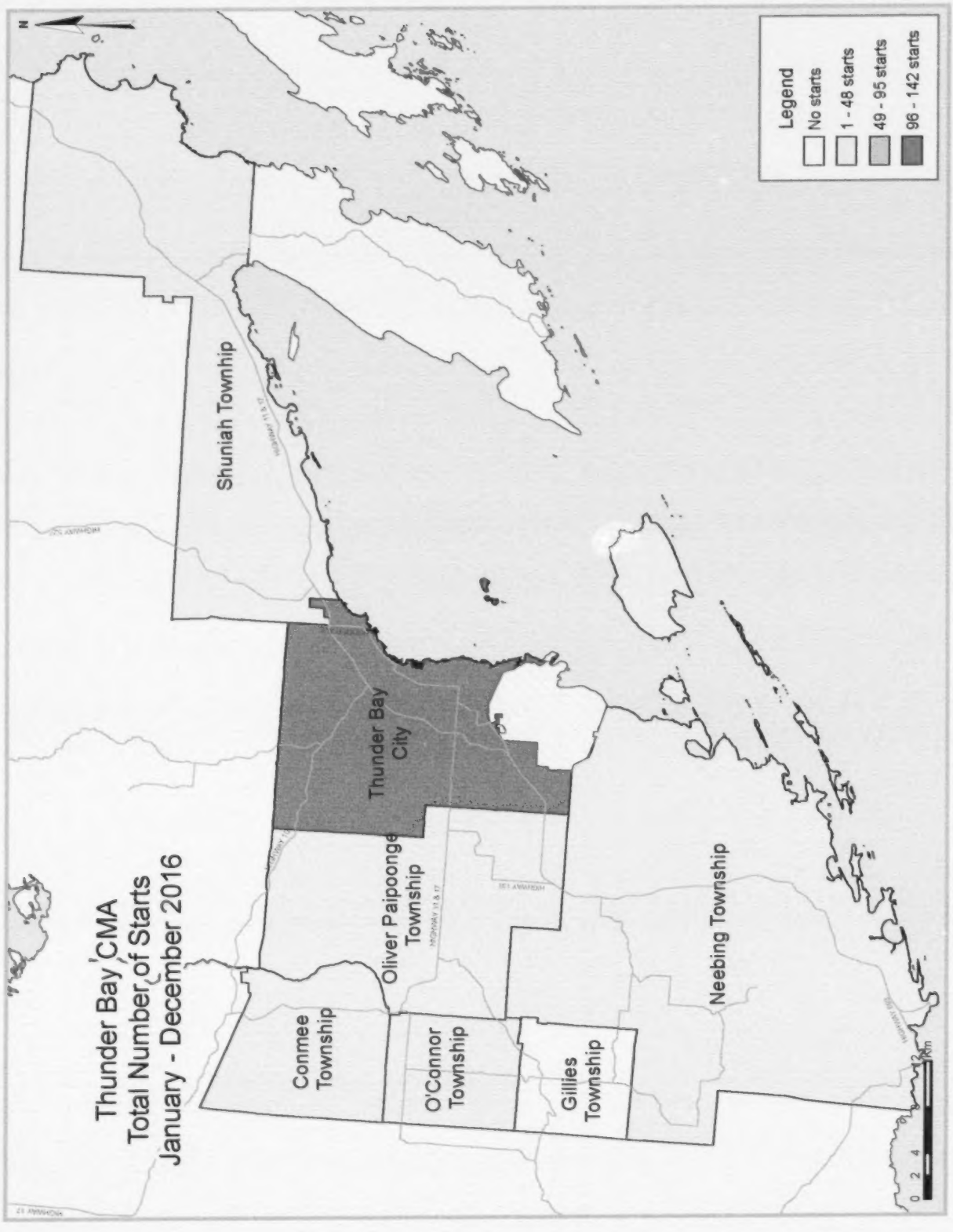

Thunder Bay CMA
Number of Starts (Multiples)
Fourth Quarter 2016
Legend
No starts
6 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 8 Km


Thunder Bay CMA
Number of Starts (Singles)
Fourth Quarter 2016
Legend
No starts
1 - 8 starts
9 - 15 starts
16 - 23 starts
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 Km


Thunder Bay CMA
Total Number of Starts
Fourth Quarter 2016
Legend
No starts
1 - 10 starts
11 - 19 starts
20 - 29 starts
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
N
0 2 4 Km


Thunder Bay CMA
Number of Starts (Multiples)
January - December 2016
Legend
No starts
4 - 22 starts
23 - 40 starts
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Neebing Township
Conmee Township
O'Connor Township
Gillies Township
0 2 4
Km


Thunder Bay CMA
Number of Starts (Singles)
January - December 2016
Legend
No starts
1 - 34 starts
35 - 68 starts
69 - 102 starts
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Neebing Township
Conmee Township
O'Connor Township
Gillies Township
N
0 2 4 Km


Thunder Bay CMA
Total Number of Starts
January - December 2016
Legend
No starts
1 - 48 starts
49 - 95 starts
96 - 142 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 Km

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Starts (SAAR and Trend) |
| 1.1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.2 | Housing Activity Summary by Submarket |
| 1.3 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
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| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

| Table 1: Housing Starts (SAAR and Trend)<br>Fourth Quarter 2016 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Thunder Bay CMA**[1] | Annual | | Monthly SAAR | | | Trend[2] | | |
| | 2015 | 2016 | Oct. 2016 | Nov. 2016 | Dec. 2016 | Oct. 2016 | Nov. 2016 | Dec. 2016 |
| Single-Detached | 164 | 139 | 168 | 140 | 98 | 146 | 147 | 140 |
| Multiples | 78 | 44 | - | 24 | 48 | 76 | 64 | 48 |
| Total | 242 | 183 | 168 | 164 | 146 | 222 | 211 | 188 |
| | | | | | | | | |
| | Quarterly SAAR | | Actual | | | YTD | | |
| | 2016 Q3 | 2016 Q4 | 2015 Q4 | 2016 Q4 | % change | 2015 Q4 | 2016 Q4 | % change |
| Single-Detached | 134 | 122 | 42 | 32 | -23.8% | 164 | 139 | -15.2% |
| Multiples | 72 | 24 | 12 | 6 | -50.0% | 78 | 44 | -43.6% |
| Total | 206 | 146 | 54 | 38 | -29.6% | 242 | 183 | -24.4% |

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

## Table 1.1: Housing Activity Summary of Thunder Bay CMA
## Fourth Quarter 2016

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q4 2016 | 32 | 2 | 0 | 0 | 0 | 0 | 4 | 0 | 38 |
| Q4 2015 | 42 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 54 |
| % Change | -23.8 | 0.0 | n/a | n/a | n/a | n/a | n/a | -100.0 | -29.6 |
| Year-to-date 2016 | 139 | 8 | 4 | 0 | 0 | 0 | 8 | 24 | 183 |
| Year-to-date 2015 | 164 | 19 | 6 | 0 | 6 | 0 | 0 | 39 | 242 |
| % Change | -15.2 | -57.9 | -33.3 | n/a | -100.0 | n/a | n/a | -38.5 | -24.4 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q4 2016 | 134 | 12 | 4 | 0 | 0 | 0 | 8 | 18 | 176 |
| Q4 2015 | 149 | 17 | 10 | 0 | 6 | 0 | 0 | 49 | 239 |
| % Change | -10.1 | -29.4 | -60.0 | n/a | -100.0 | n/a | n/a | -63.3 | -26.4 |
| **COMPLETIONS** | | | | | | | | | |
| Q4 2016 | 35 | 2 | 4 | 0 | 6 | 0 | 0 | 23 | 70 |
| Q4 2015 | 45 | 2 | 6 | 0 | 0 | 0 | 4 | 6 | 63 |
| % Change | -22.2 | 0.0 | -33.3 | n/a | n/a | n/a | -100.0 | ** | 11.1 |
| Year-to-date 2016 | 154 | 10 | 8 | 0 | 6 | 0 | 3 | 51 | 248 |
| Year-to-date 2015 | 208 | 6 | 6 | 0 | 0 | 79 | 6 | 24 | 329 |
| % Change | -26.0 | 66.7 | 33.3 | n/a | n/a | -100.0 | -50.0 | 112.5 | -24.6 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q4 2016 | 7 | 0 | 3 | 0 | 2 | 0 | n/a | n/a | 12 |
| Q4 2015 | 9 | 2 | 5 | 0 | 0 | 3 | n/a | n/a | 19 |
| % Change | -22.2 | -100.0 | -40.0 | n/a | n/a | -100.0 | n/a | n/a | -36.8 |
| **ABSORBED** | | | | | | | | | |
| Q4 2016 | 33 | 3 | 4 | 0 | 4 | 0 | n/a | n/a | 44 |
| Q4 2015 | 45 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | 46 |
| % Change | -26.7 | n/a | ** | n/a | n/a | n/a | n/a | n/a | -4.3 |
| Year-to-date 2016 | 156 | 12 | 10 | 0 | 4 | 3 | n/a | n/a | 185 |
| Year-to-date 2015 | 205 | 4 | 1 | 0 | 5 | 78 | n/a | n/a | 293 |
| % Change | -23.9 | 200.0 | ** | n/a | -20.0 | -96.2 | n/a | n/a | -36.9 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: Housing Activity Summary by Submarket**
**Fourth Quarter 2016**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2016 | 32 | 2 | 0 | 0 | 0 | 0 | 4 | 0 | 38 |
| Q4 2015 | 42 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 54 |
| **Kenora** | | | | | | | | | |
| Q4 2016 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q4 2015 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2016 | 134 | 12 | 4 | 0 | 0 | 0 | 8 | 18 | 176 |
| Q4 2015 | 149 | 17 | 10 | 0 | 6 | 0 | 0 | 49 | 239 |
| **Kenora** | | | | | | | | | |
| Q4 2016 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Q4 2015 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 24 |
| **COMPLETIONS** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2016 | 35 | 2 | 4 | 0 | 6 | 0 | 0 | 23 | 70 |
| Q4 2015 | 45 | 2 | 6 | 0 | 0 | 0 | 4 | 6 | 63 |
| **Kenora** | | | | | | | | | |
| Q4 2016 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Q4 2015 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2016 | 7 | 0 | 3 | 0 | 2 | 0 | n/a | n/a | 12 |
| Q4 2015 | 9 | 2 | 5 | 0 | 0 | 3 | n/a | n/a | 19 |
| **Kenora** | | | | | | | | | |
| Q4 2016 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| Q4 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **ABSORBED** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2016 | 33 | 3 | 4 | 0 | 4 | 0 | n/a | n/a | 44 |
| Q4 2015 | 45 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | 46 |
| **Kenora** | | | | | | | | | |
| Q4 2016 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q4 2015 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.3: History of Housing Starts
## Thunder Bay CMA
## 2007 - 2016

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2016 | 139 | 8 | 4 | 0 | 0 | 0 | 8 | 24 | 183 |
| % Change | -15.2 | -57.9 | -33.3 | n/a | -100.0 | n/a | n/a | -38.5 | -24.4 |
| 2015 | 164 | 19 | 6 | 0 | 6 | 0 | 0 | 39 | 242 |
| % Change | -2.4 | ** | -40.0 | n/a | n/a | n/a | -100.0 | -18.8 | 3.4 |
| 2014 | 168 | 6 | 10 | 0 | 0 | 0 | 2 | 48 | 234 |
| % Change | -13.0 | 50.0 | -41.2 | n/a | n/a | -100.0 | n/a | ** | -27.8 |
| 2013 | 193 | 4 | 17 | 0 | 0 | 100 | 0 | 10 | 324 |
| % Change | -14.6 | -33.3 | ** | n/a | -100.0 | -15.3 | n/a | -16.7 | -14.7 |
| 2012 | 226 | 6 | 5 | 0 | 12 | 118 | 0 | 12 | 380 |
| % Change | 20.2 | 200.0 | -37.5 | n/a | n/a | ** | -100.0 | -91.5 | 1.6 |
| 2011 | 188 | 2 | 8 | 0 | 0 | 24 | 10 | 142 | 374 |
| % Change | -7.8 | -66.7 | n/a | n/a | -100.0 | n/a | 150.0 | ** | 68.5 |
| 2010 | 204 | 6 | 0 | 0 | 4 | 0 | 4 | 4 | 222 |
| % Change | 23.6 | 0.0 | n/a | -100.0 | n/a | n/a | 0.0 | 0.0 | 23.3 |
| 2009 | 165 | 6 | 0 | 1 | 0 | 0 | 4 | 4 | 180 |
| % Change | 0.0 | 200.0 | n/a | n/a | n/a | n/a | n/a | n/a | 7.8 |
| 2008 | 165 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 167 |
| % Change | -10.8 | -75.0 | n/a | n/a | -100.0 | -100.0 | -100.0 | -100.0 | -32.9 |
| 2007 | 185 | 8 | 0 | 0 | 20 | 22 | 4 | 10 | 249 |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**
**Fourth Quarter 2016**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | % Change |
| **Thunder Bay CMA** | 32 | 42 | 2 | 2 | 4 | 0 | 0 | 10 | 38 | 54 | -29.6 |
| Thunder Bay City | 23 | 32 | 2 | 2 | 4 | 0 | 0 | 10 | 29 | 44 | -34.1 |
| Conmee Township | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Neebing Township | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| O'Connor Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Oliver Paipoonge Township | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Shuniah Township | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 3 | 33.3 |
| Kenora | 2 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 27 | -92.6 |

**Table 2.1: Starts by Submarket and by Dwelling Type**
**January - December 2016**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | % Change |
| **Thunder Bay CMA** | 139 | 164 | 8 | 19 | 12 | 10 | 24 | 49 | 183 | 242 | -24.4 |
| Thunder Bay City | 102 | 118 | 8 | 18 | 8 | 6 | 24 | 49 | 142 | 191 | -25.7 |
| Conmee Township | 1 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4 | -75.0 |
| Gillies Township | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Neebing Township | 12 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 5 | 140.0 |
| O'Connor Township | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | -80.0 |
| Oliver Paipoonge Township | 14 | 19 | 0 | 0 | 4 | 4 | 0 | 0 | 18 | 23 | -21.7 |
| Shuniah Township | 9 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 11 | -18.2 |
| Kenora | 26 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 31 | -16.1 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**Fourth Quarter 2016**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 |
| **Thunder Bay CMA** | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 2 |
| Thunder Bay City | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 2 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shuniah Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - December 2016**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 |
| **Thunder Bay CMA** | 4 | 10 | 8 | 0 | 0 | 2 | 24 | 39 |
| Thunder Bay City | 0 | 6 | 8 | 0 | 0 | 2 | 24 | 39 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shuniah Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**Fourth Quarter 2016**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 |
| **Thunder Bay CMA** | 34 | 44 | 0 | 0 | 4 | 2 | 38 | 54 |
| Thunder Bay City | 25 | 34 | 0 | 0 | 4 | 2 | 29 | 44 |
| Conmee Township | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| O'Connor Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Oliver Paipoonge Township | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Shuniah Township | 4 | 3 | 0 | 0 | 0 | 0 | 4 | 3 |
| Kenora | 2 | 27 | 0 | 0 | 0 | 0 | 2 | 27 |

**Table 2.5: Starts by Submarket and by Intended Market**
**January - December 2016**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 |
| **Thunder Bay CMA** | 151 | 189 | 0 | 6 | 32 | 39 | 183 | 242 |
| Thunder Bay City | 110 | 138 | 0 | 6 | 32 | 39 | 142 | 191 |
| Conmee Township | 1 | 4 | 0 | 0 | 0 | 0 | 1 | 4 |
| Gillies Township | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Neebing Township | 12 | 5 | 0 | 0 | 0 | 0 | 12 | 5 |
| O'Connor Township | 1 | 5 | 0 | 0 | 0 | 0 | 1 | 5 |
| Oliver Paipoonge Township | 18 | 23 | 0 | 0 | 0 | 0 | 18 | 23 |
| Shuniah Township | 9 | 11 | 0 | 0 | 0 | 0 | 9 | 11 |
| Kenora | 26 | 31 | 0 | 0 | 0 | 0 | 26 | 31 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**
**Fourth Quarter 2016**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | % Change |
| **Thunder Bay CMA** | 35 | 45 | 2 | 6 | 10 | 6 | 23 | 6 | 70 | 63 | 11.1 |
| Thunder Bay City | 27 | 31 | 2 | 6 | 6 | 6 | 23 | 6 | 58 | 49 | 18.4 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Neebing Township | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| O'Connor Township | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Oliver Paipoonge Township | 4 | 5 | 0 | 0 | 4 | 0 | 0 | 0 | 8 | 5 | 60.0 |
| Shuniah Township | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 6 | -50.0 |
| Kenora | 4 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 11 | -63.6 |

**Table 3.1: Completions by Submarket and by Dwelling Type**
**January - December 2016**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | % Change |
| **Thunder Bay CMA** | 154 | 208 | 13 | 12 | 14 | 6 | 67 | 103 | 248 | 329 | -24.6 |
| Thunder Bay City | 110 | 157 | 12 | 12 | 6 | 6 | 67 | 103 | 195 | 278 | -29.9 |
| Conmee Township | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Gillies Township | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| Neebing Township | 4 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 12 | -66.7 |
| O'Connor Township | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Oliver Paipoonge Township | 18 | 26 | 0 | 0 | 8 | 0 | 0 | 0 | 26 | 26 | 0.0 |
| Shuniah Township | 11 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 12 | -8.3 |
| Kenora | 40 | 25 | 0 | 0 | 0 | 0 | 7 | 0 | 47 | 25 | 88.0 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**Fourth Quarter 2016**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 |
| **Thunder Bay CMA** | 10 | 6 | 0 | 0 | 0 | 0 | 23 | 6 |
| Thunder Bay City | 6 | 6 | 0 | 0 | 0 | 0 | 23 | 6 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shuniah Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - December 2016**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 |
| **Thunder Bay CMA** | 14 | 6 | 0 | 0 | 0 | 79 | 51 | 24 |
| Thunder Bay City | 6 | 6 | 0 | 0 | 0 | 79 | 51 | 24 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shuniah Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>Fourth Quarter 2016 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 | Q4 2016 | Q4 2015 |
| **Thunder Bay CMA** | 41 | 53 | 6 | 0 | 23 | 10 | 70 | 63 |
| Thunder Bay City | 29 | 39 | 6 | 0 | 23 | 10 | 58 | 49 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| O'Connor Township | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Oliver Paipoonge Township | 8 | 5 | 0 | 0 | 0 | 0 | 8 | 5 |
| Shuniah Township | 3 | 6 | 0 | 0 | 0 | 0 | 3 | 6 |
| Kenora | 4 | 11 | 0 | 0 | 0 | 0 | 4 | 11 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - December 2016 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 | YTD 2016 | YTD 2015 |
| **Thunder Bay CMA** | 172 | 220 | 6 | 79 | 54 | 30 | 248 | 329 |
| Thunder Bay City | 120 | 169 | 6 | 79 | 53 | 30 | 195 | 278 |
| Conmee Township | 3 | 1 | 0 | 0 | 1 | 0 | 4 | 1 |
| Gillies Township | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Neebing Township | 4 | 12 | 0 | 0 | 0 | 0 | 4 | 12 |
| O'Connor Township | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Oliver Paipoonge Township | 26 | 26 | 0 | 0 | 0 | 0 | 26 | 26 |
| Shuniah Township | 11 | 12 | 0 | 0 | 0 | 0 | 11 | 12 |
| Kenora | 40 | 25 | 0 | 0 | 7 | 0 | 47 | 25 |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**
**Fourth Quarter 2016**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $250,000 | | $250,000 - $299,999 | | $300,000 - $349,999 | | $350,000 - $399,999 | | $400,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Thunder Bay CMA** | | | | | | | | | | | | | |
| Q4 2016 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 2 | 28.6 | 4 | 57.1 | 7 | - | - |
| Q4 2015 | 0 | 0.0 | 1 | 5.6 | 2 | 11.1 | 7 | 38.9 | 8 | 44.4 | 18 | - | 419,622 |
| Year-to-date 2016 | 0 | 0.0 | 1 | 2.6 | 3 | 7.9 | 16 | 42.1 | 18 | 47.4 | 38 | - | 424,579 |
| Year-to-date 2015 | 0 | 0.0 | 3 | 3.9 | 13 | 17.1 | 32 | 42.1 | 28 | 36.8 | 76 | 390,000 | 412,643 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Thunder Bay Fourth Quarter 2016

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2015 | January | 65 | -8.5 | 123 | 120 | 175 | 70.6 | 212,552 | -9.8 | 228,596 |
| | February | 76 | 16.9 | 118 | 102 | 158 | 74.5 | 226,635 | 7.7 | 236,878 |
| | March | 102 | 1.0 | 117 | 156 | 173 | 67.6 | 239,246 | 6.6 | 234,556 |
| | April | 123 | 2.5 | 118 | 220 | 203 | 57.9 | 235,808 | 9.7 | 226,907 |
| | May | 159 | 23.3 | 127 | 290 | 185 | 68.7 | 237,920 | 7.7 | 232,243 |
| | June | 182 | 3.4 | 125 | 297 | 221 | 56.8 | 241,622 | 0.3 | 229,603 |
| | July | 167 | 3.1 | 119 | 214 | 171 | 69.4 | 250,080 | 0.3 | 231,715 |
| | August | 116 | -8.7 | 108 | 194 | 159 | 67.9 | 227,664 | 3.1 | 225,423 |
| | September | 139 | -8.6 | 119 | 221 | 182 | 65.5 | 228,162 | 1.2 | 231,985 |
| | October | 148 | 0.0 | 137 | 187 | 181 | 75.7 | 249,395 | 14.1 | 254,152 |
| | November | 104 | -6.3 | 114 | 116 | 171 | 66.9 | 219,923 | -3.7 | 224,661 |
| | December | 61 | -24.7 | 107 | 64 | 174 | 61.6 | 204,984 | -6.6 | 218,191 |
| 2016 | January | 58 | -10.8 | 111 | 114 | 168 | 65.7 | 221,246 | 4.1 | 237,064 |
| | February | 91 | 19.7 | 142 | 106 | 166 | 85.0 | 224,427 | -1.0 | 233,311 |
| | March | 96 | -5.9 | 111 | 154 | 173 | 64.4 | 216,474 | -9.5 | 212,658 |
| | April | 129 | 4.9 | 124 | 189 | 173 | 71.7 | 242,273 | 2.7 | 233,145 |
| | May | 151 | -5.0 | 121 | 290 | 182 | 66.3 | 234,991 | -1.2 | 230,065 |
| | June | 169 | -7.1 | 115 | 207 | 152 | 75.7 | 246,706 | 2.1 | 233,809 |
| | July | 156 | -6.6 | 111 | 186 | 149 | 75.0 | 251,441 | 0.5 | 231,645 |
| | August | 125 | 7.8 | 117 | 190 | 158 | 74.0 | 229,418 | 0.8 | 228,712 |
| | September | 126 | -9.4 | 107 | 184 | 152 | 70.8 | 232,811 | 2.0 | 237,063 |
| | October | 111 | -25.0 | 102 | 145 | 141 | 72.6 | 238,639 | -4.3 | 242,751 |
| | November | 104 | 0.0 | 114 | 115 | 171 | 67.1 | 229,464 | 4.3 | 235,001 |
| | December | 52 | -14.8 | 92 | 51 | 139 | 65.9 | 223,365 | 9.0 | 238,195 |
| | | | | | | | | | | |
| | Q4 2015 | 313 | -7.9 | | 367 | | | 230,947 | 4.0 | |
| | Q4 2016 | 267 | -14.7 | | 311 | | | 232,091 | 0.5 | |
| | | | | | | | | | | |
| | YTD 2015 | 1,442 | -0.1 | | 2,181 | | | 234,692 | 3.3 | |
| | YTD 2016 | 1,368 | -5.1 | | 1,931 | | | 235,140 | 0.2 | |

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[1]Source: Thunder Bay data are taken from Districts 1 and 2 of the Thunder Bay Real Estate Board, not the whole Board territory
[2]Source: CMHC, adapted from MLS® data supplied by Thunder Bay Real Estate Board

## Table 6: Economic Indicators
## Fourth Quarter 2016

| | | Interest Rates | | | NHPI Total % chg Thunder Bay/Greater Sudbury 2007=100 | CPI, 2002 =100 | Thunder Bay Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2015 | January | 570 | 3.14 | 4.79 | 108.70 | 120.20 | 60 | 5.0 | 60.6 | 862 |
| | February | 567 | 2.89 | 4.74 | 108.60 | 121.10 | 60 | 4.5 | 60.1 | 867 |
| | March | 567 | 2.89 | 4.74 | 108.60 | 122.00 | 61 | 4.3 | 60.6 | 863 |
| | April | 561 | 2.89 | 4.64 | 108.60 | 121.60 | 61 | 4.5 | 61.0 | 869 |
| | May | 561 | 2.89 | 4.64 | 108.80 | 122.60 | 61 | 4.8 | 61.2 | 874 |
| | June | 561 | 2.89 | 4.64 | 109.00 | 123.20 | 60 | 5.1 | 60.1 | 885 |
| | July | 561 | 2.89 | 4.64 | 109.00 | 123.30 | 59 | 4.8 | 59.5 | 879 |
| | August | 561 | 2.89 | 4.64 | 109.00 | 122.80 | 59 | 5.0 | 59.0 | 882 |
| | September | 561 | 2.89 | 4.64 | 109.00 | 122.50 | 58 | 5.2 | 58.8 | 882 |
| | October | 561 | 2.89 | 4.64 | 109.00 | 122.80 | 59 | 5.2 | 59.1 | 887 |
| | November | 561 | 3.14 | 4.64 | 109.00 | 122.90 | 59 | 5.4 | 59.8 | 892 |
| | December | 561 | 3.14 | 4.64 | 108.80 | 122.50 | 60 | 5.8 | 60.6 | 884 |
| 2016 | January | 561 | 3.14 | 4.64 | 108.80 | 122.80 | 60 | 6.5 | 61.6 | 887 |
| | February | 561 | 3.14 | 4.64 | 108.80 | 123.10 | 60 | 7.1 | 62.0 | 881 |
| | March | 561 | 3.14 | 4.64 | 108.80 | 123.80 | 61 | 7.6 | 62.6 | 887 |
| | April | 561 | 3.14 | 4.64 | 108.80 | 124.30 | 61 | 7.5 | 62.6 | 892 |
| | May | 561 | 3.14 | 4.64 | 108.70 | 124.90 | 61 | 7.6 | 62.8 | 899 |
| | June | 561 | 3.14 | 4.64 | 108.80 | 125.00 | 61 | 7.3 | 62.7 | 901 |
| | July | 567 | 3.14 | 4.74 | 108.80 | 124.80 | 60 | 6.9 | 62.0 | 899 |
| | August | 567 | 3.14 | 4.74 | 109.20 | 124.30 | 61 | 6.3 | 61.7 | 908 |
| | September | 561 | 3.14 | 4.64 | 109.70 | 124.40 | 60 | 5.9 | 61.3 | 910 |
| | October | 561 | 3.14 | 4.64 | 109.90 | 125.10 | 60 | 6.2 | 61.5 | 910 |
| | November | 561 | 3.14 | 4.64 | 109.90 | 124.50 | 60 | 6.3 | 61.0 | 902 |
| | December | 561 | 3.14 | 4.64 | | 124.20 | 60 | 6.2 | 60.5 | 905 |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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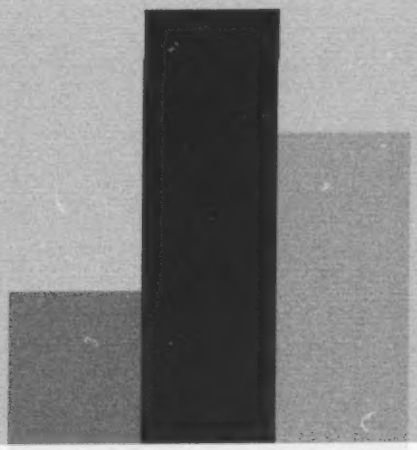

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